

WARRANTY DEED

003721

NO TRANSFER
TAX PAID

44-118

ROBERT J. DEAK and BARBARA G. DEAK, both of State College,
Commonwealth of Pennsylvania, FOR CONSIDERATION PAID, grant to
ROBERT J. DEAK, with a mailing address of 1819 Woodledge Drive,
State College, PA 16803, with WARRANTY COVENANTS, certain real
property, together with any improvements thereon, located in
Waterville, Kennebec County and State of Maine;

more particularly described in Exhibit A attached
hereto and incorporated herein by reference

WITNESS our hands and seals this 9TH day of February, 1996.

WITNESS:

Name:

Name:

Robert J. Deak

Barbara G. Deak

Commonwealth of Pennsylvania
Centre County

February 9, 1996

PERSONALLY APPEARED the above-named Robert J. Deak and Barbara G.
Deak and acknowledged the foregoing instrument to be their free act
and deed.

Before me,

Jody Leonard Gardner
Name: Jody Leonard Gardner
Title: Notary Public

ds\
200421.004

Notarial Seal
Jody Leonard Gardner, Notary Public
State College Boro, Centre County
My Commission Expires Aug. 17, 1998



44-118

EXHIBIT A

A certain lot or parcel of land, with the improvements thereon, situate in the City of Waterville, County of Kennebec, State of Maine, more particularly described as follows:

Beginning at a stone set in the ground in the west line of Elm Street at the northeasterly corner of the homestead now or formerly of the late James Drummond, deceased; thence running westerly in a direct line to another stone set in the ground near the northwesterly corner of the main house on said homestead; thence southerly in the easterly end of the fence standing near the ell of said homestead; thence westerly along the line of said fence to land formerly occupied or supposed to be owned by Thomas J. Bates; thence northerly along the line of a fence at it now stands to another fence standing on the line of the premises herein described and land formerly belonging to Eliza Stevens; thence easterly along the fence last named to an angle in said fence; thence northerly along the line of another fence to the southwesterly corner of land formerly belonging to Lovina W. Brown; and thence easterly along the southerly line of said Brown's land to the westerly line of Elm Street; and thence southerly along the westerly line of said Elm Street to the point of beginning.

Excepting from the above-described property a certain lot or parcel of land in the southerly end of said property heretofore deeded to John Nardi by deed recorded in the Kennebec Registry of Deeds in Book 890, Page 182, and being also subject to a right to use the driveway on the northerly side of store now or formerly owned by said John Nardi and the land west of said store for loading and unloading, but not for parking, and the right to allow the eaves of said store to remain as present; and also subject to the right to use the water and sewer pipes in common with said Nardi, with the right of the said Nardi to go upon the land hereinabove conveyed to maintain and repair such services.

Also conveying a certain maintenance easement as more fully appears in a conveyance from Kenneth W. Sewall, et al. to Robert E. Drapeau dated December 15, 1961 and recorded in said Registry in Book 1253, Page 221 and subject to the restrictions and conditions therein contained.

Meaning and intending hereby to convey the same premises conveyed by Maurice Proulx, et al. to Robert J. Deak and Barbara G. Deak by warranty deed dated March 28, 1985 and recorded in Book 2803, Page 97 of the Kennebec County Registry of Deeds.

This deed is given in satisfaction of a divorce decree between the above parties in the Commonwealth of Pennsylvania.